

## Minutes for November 7, 2022 Board Meeting

The Vice President, Samantha Ruibal, called the meeting to order.

Roll call – all board members were present except Diane Oleksia

Motion to approve the minutes was made by Jesse Brooks and seconded by Sherry Brodnax with changes. Motion passed.

Motion to approve the financials was made by Jesse Brooks and seconded by Sherry Brodnax. Motion passed.

### **Officers Reports:**

Diane Oleksia, President was absent.

Samantha Ruibal, Vice President POA informed all present that the first meeting for 2023 would be on January 9<sup>th</sup>. She also discussed other calendar dates for the upcoming 2023 year. Samantha extended a thank you to Charlie Swisher for addressing the web site.

Ken LaBarre, Vice President CWA requested we post water notifications on the web site and the entrance sign. He also feels that every homeowner needs to know the location of their meter. He will be getting with Dan to discuss and is suggesting the use of the County GPS system.

Tamsen Strickland, Articles, Covenants & Bylaws requested to wait until later.

Charlie Swisher, Roads, Grounds & Safety requested to wait until later.

Sherry Brodnax, Sunshine Chairman/Forestry had nothing to report.

Jesse Brooks, Membership Chairman had nothing to report.

Eileen Corbin, Nominating Chairman had nothing to report.

Ari Henrique, Back-up CWA requested to wait until later.

### **Unfinished Business:**

County annual review will be discussed in the upcoming work session.

### **New Business:**

Truck or treat update: It was fantastic. We had plenty of candy and there is some left over to use for Easter. There were 100 hot dogs sold and C & C ice cream was present.

Laptop update: It was suggested by Mr. Mabe to contact the county to see if they have any available. Forward the request to Matt Robertson.

Formal vote on gifted property: A motion was made by Sherry Brodnax and seconded by Charlie Swisher not to accept the gift. Motion passed

Update on potential auditors: The list the County could provide had several accounts spread over Maryland, Virginia, and West Virginia. Going to contact current auditor.

Update on poles and signage at speed tables: Three (3) contractors have been contacted but no response yet. Charlie feels there should be two (2) per table using 4 X 4. Metal post would be 68.00 each. He will be checking on signage. The quote from Adkins Tree Service is the one Charlie recommends using.

Firewise: Contact them to schedule a meeting in January.

Home fire on Sugar Maple: Samantha was instrumental in collecting a lot of stuff for the family. It was asked how the community can help. It was suggested to contact Habitat for Humanity.

Replacement of attorney: Chadwick has responded with a retainer plan. Pending County approval Samantha made a motion to proceed and Ari seconded. Motion passed.

Bus stop report: We are not permitted to spend Sanitary District funds to replace the bus stop structure. We are submitting for approval to call it a community shelter.

Subcontractor contracts: There are two (2) contracts missing. Michael McDonald and John Brodnax. We need to obtain them before we award them any work.

Obtaining CDs: Tammy made a motion to invest all of the POA money market funds into CDs. Ari seconded the motion. Motion passed. County to be contacted to verify this is permitted.

Lawyer overpayments: The letter is being altered to remove the wording "Client". It is felt that the Board paid for the other defendants. After Diane has completed the changes, the Board will review.

Ari made a motion to review five (5) years of expenditures and provide that information to the County. Jesse seconded the motion. Motion passed.

A generic letter is to be drafted for Matt Robinson regarding the law suit and the fence that was installed using Sanitary District funds during 2020 to 2022.

Railroad: There is no update to the railroad crossing issue at this time. The County is getting the State involved and recommends that everyone does the same. Mr. Mabe says the County is making noise.

Floor was opened to the property owners in attendance.

There were no further topics brought up.

Samantha made a motion to adjourn. Ari seconded. Motion passed.

### Minutes for December 5, 2022 Special Board Meeting

The President, Diane Oleksia, called the meeting to order.

All board members were present except Charlie Swisher and Eileen Corbin.

Credit water bill: Samantha Ruibal made a motion to credit the water overage for Mrs. Smith in the amount of 191.39. Ken seconded the motion. Motion passed.

Update on CDs: There has been no reply from the County regarding approval.

Sanitary District road usage: The request for clarification is to be sent to the County.

Letter for Mata & Hill: It is in the process of being rewritten.

Railroad crossing: Letter to be sent to the County for response.

Letter regarding misuse of funds: Diane is working on a draft.

Samantha made a motion to adjourn. Ken seconded. Motion passed.